

EXHIBIT 'B' - CONCEPT PLAN

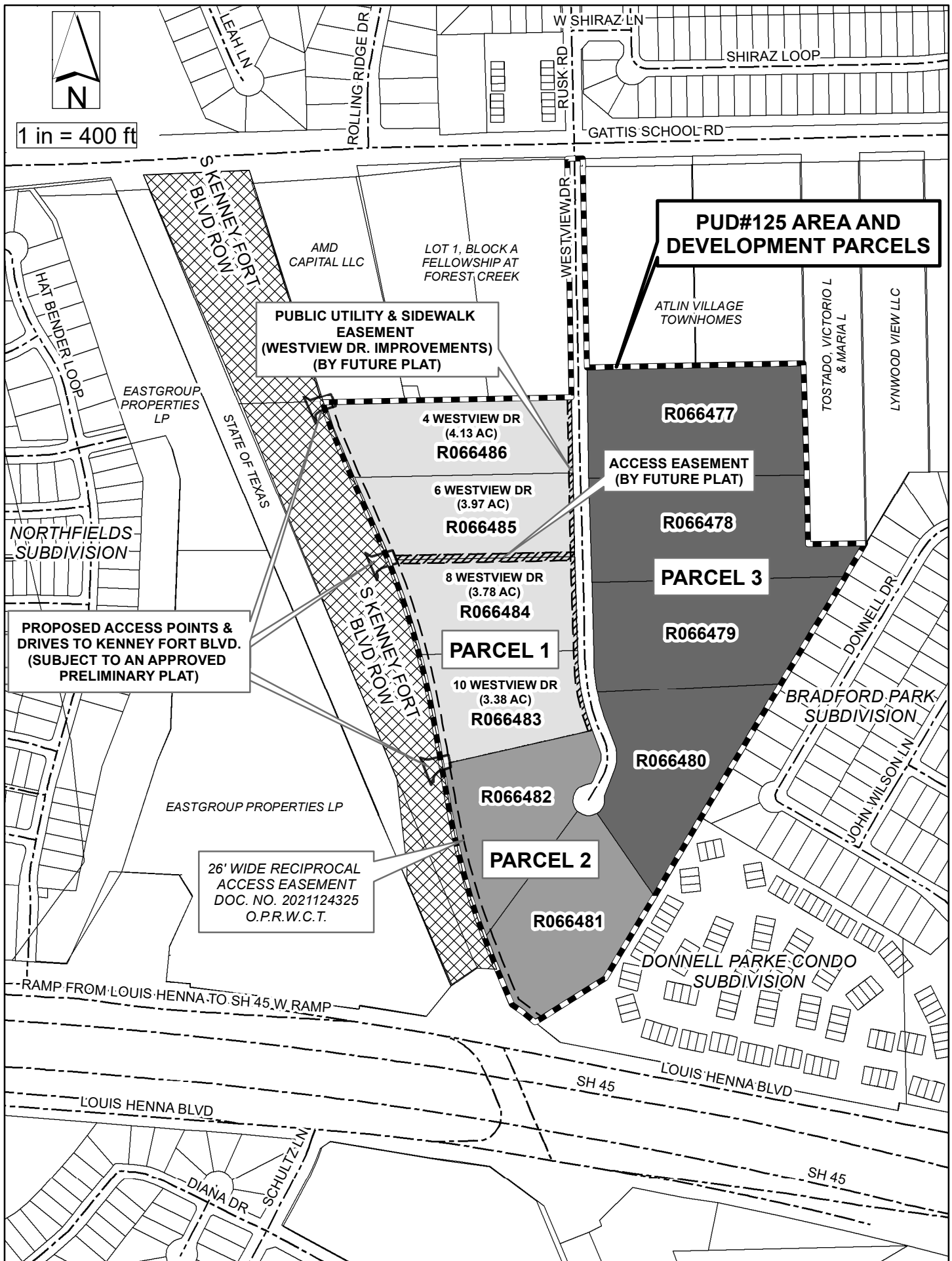


EXHIBIT “C”

PERMITTED USES

1. PARCEL 1

- a) OF-1 (General Office)
- b) OF-2 (Mid-Rise Office)
- c) MF-1 (Multi-Family – low density)
- d) SR (Senior)
- e) **Retail Sales and Services: Personal Service Oriented only, in accordance with C-1a (General Commercial – Limited)** (*Typical uses include: Banks; trade schools; Dance, art, or music studios or classes; Dry-cleaning and laundry drop-off establishments; Athletic or health clubs; Cosmetic services; Laundromats; Mortuaries; Photographic studios; Small animal day care, training, and grooming facilities*)
- f) **Retail Sales and Services: Restaurant/Bar, no drive-through service is allowed, in accordance with C-1a (General Commercial – Limited)**
- g) **MF-3 (Multifamily – Urban)**, in accordance with the standards in Section 2-24 of the Code and those found in Exhibit “C-1”.

2. PARCEL 2

- a) C-1a (General Commercial – Limited)
- b) MF-1 (Multi-Family – low density)

3. PARCEL 3

- a) OF-1 (General Office)
- b) MF-1 (Multi-Family – low density)
- c) SR (Senior)
- d) **Single Family – Common Lot**, in accordance with the standards contained in **Exhibit “D”**.
- e) *The following development limitations shall apply to Parcel 3:*
 - i. *A second point of access shall be required for more than 29 detached residential units.*
 - ii. *A second point of access shall be required for any non-residential use with a building height of greater three-stories or 30 feet.*
 - iii. *If all buildings are constructed with fire suppression in accordance with the Code, one point of access shall limit development to a maximum of 200 attached residential uses and a maximum of 124,000 square feet of non-residential use.*

All aspects not specifically covered by this Plan shall be regulated by the zoning district referenced.

EXHIBIT 'C-1'

ADDITIONAL DEVELOPMENT STANDARDS FOR MF-3 – MULTIFAMILY URBAN

I. Maximum Number of Units

- a. 1,200

II. Lot and building dimensional standards

Standard	Unit of Measure
Minimum Building Setback from Street (R.O.W.)	20 feet
Minimum Building Side Setback	10 feet
Minimum Building Rear Setback	10 feet
Maximum Building Height ¹	7 stories

¹A structured parking facility shall not exceed the height of the building it serves

III. Building and Site Layout

- a. Buildings shall contain design elements which substantially comply with the depictions contained in **Exhibit "C-2"**, including, but not limited to elevation variation, roof pitch and orientation.
- b. Buildings located adjacent to Kenney Fort Boulevard shall:
 - i. be oriented with their primary entrances/facades facing Kenney Fort Boulevard; and
 - ii. have no garage facades facing Kenney Fort Boulevard.
- c. Building sites shall provide the landscape buffer contained in Section 8-10 (g) (1) of the Code along the Kenney Fort Boulevard frontage.

IV. Parking Requirements

- a. Residential Parking
 - i. The following minimum off-street parking requirements shall be met within a parking structure that is directly attached to the residential structure:
Studio: 1.00 space; 1 bedroom: 1.25 spaces; 2 bedrooms: 2.00 spaces; 3 bedrooms: 2.50 spaces
- b. Guest Parking
 - i. Additional parking for the residential units shall be provided in the amount of five percent (5%) of the total resident parking required in (a) above. This additional parking may be provided either within the parking structure directly attached to the residential structure or on surface parking areas.
- c. Non-residential parking
 - i. The minimum off-street parking requirements, in accordance with Section 8- 46 of the Code, shall be met either within the parking structure directly attached to the residential structure or on surface parking areas.
 - ii. Ancillary uses to the residential use (such as the Leasing Office and Amenity areas) shall have no parking requirement.

EXHIBIT 'C-1'

V. Amenities

- a. The number of amenities required by Section 2-24 (d)(4) of the Code shall be calculated for each of the multifamily buildings within the complex.

VI. Streetscape Features and Landscaping

- a. Special Streetscape and Landscape Features
 - i. Private driveways and surface parking shall include a minimum of four (4) of the following site features:
 - 1. Benches
 - 2. Bike Racks
 - 3. Public Art
 - 4. Courtyard or plazas
 - 5. Decorative paving
 - 6. Water features, such as fountains
 - 7. Decorative trash receptacles
 - 8. Street trees
- b. Landscaping and Irrigation
 - i. Landscaping and irrigation shall comply with the applicable requirements for the MF-3 zoning district located in Chapter 8-10, Article II Landscaping.

VII. Dedication of a Public Access Easement between Westview Drive and Kenney Fort Boulevard

- a. Prior to, or concurrent with, the recordation of a final plat for Parcel 1, the Owner shall dedicate a public access easement of sufficient width to provide for two-way traffic flow between Westview Drive and Kenney Fort Boulevard, aligning with the middle of three proposed access points, as depicted on **Exhibit "B"**.

VIII. Dedication of Public Utility and Sidewalk Easement along Westview Drive

- a. Prior to, or concurrent with, the recordation of a final plat for Parcel 1, the Owner shall dedicate to the City a minimum of thirteen and one-half feet (13.5') of a public utility and sidewalk easement immediately adjacent to the existing Westview Drive Right-of-Way and along the entire boundary of Parcel 1 for the accommodation of the 3-lane collector roadway section and 10-foot concrete shared-use path, as depicted on **Exhibit "B"**.

IX. Construction of Westview Drive segment

- a. Prior to the issuance of any Certificate of Occupancy (temporary or otherwise) for any building on Parcel 1, the Owner shall construct a 3-lane collector roadway section within the Westview Drive right-of-way and parallel to the entire boundary of Parcel 1. The owner shall also construct a 10' shared access path within the public utility and sidewalk easement required in Section VII. Acceptance of the road construction by the City shall be a condition of the issuance of any certificate of occupancy (temporary or otherwise) for any building on Parcel 1.

EXHIBIT 'C-2'



19.050

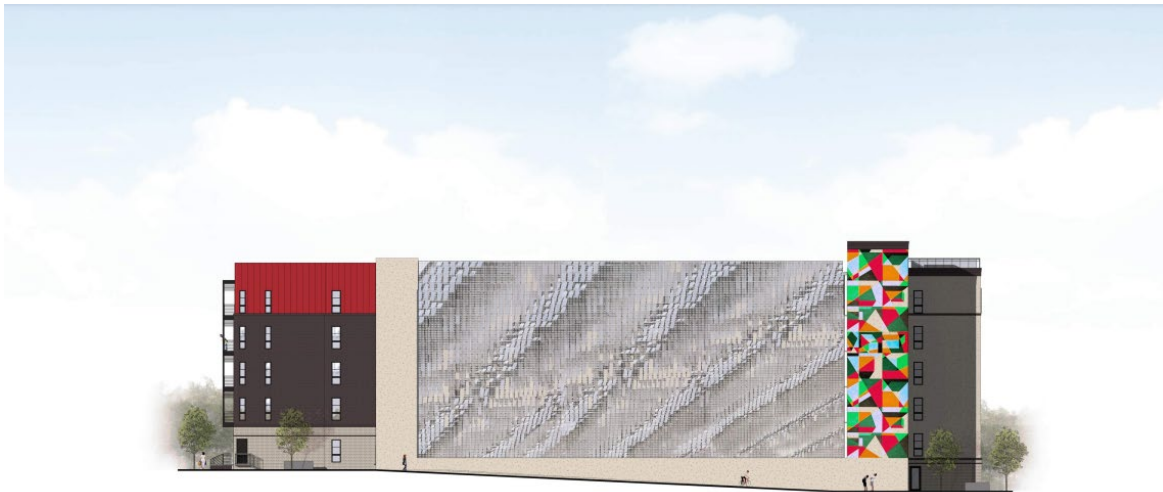
ARCHITECTURE DEMAREST
200 North River Street, Suite 300, Fort Worth, TX 76102

RENDERED ELEVATION - SOUTH

3/32" = 1'-0"

218 WEST BROADWAY

FORT WORTH, TEXAS
11/13/20



19.050

ARCHITECTURE DEMAREST
200 North River Street, Suite 300, Fort Worth, TX 76102

RENDERED ELEVATION - EAST

3/32" = 1'-0"

218 WEST BROADWAY

FORT WORTH, TEXAS
11/13/20

EXHIBIT 'C-2'



ARCHITECTURE DEMAREST
2001 Valley Street, Suite 100, Dallas, Texas 75201 • T 214.768.8800 • F 214.768.8800

CONCEPTUAL ELEVATION

SCALE : 3/32" = 1'-0"

FORT WORTH, TX
HUDGINS CO.
01/23/2019



ARCHITECTURE DEMAREST
2001 Valley Street, Suite 100, Dallas, Texas 75201 • T 214.768.8800 • F 214.768.8800

CONCEPTUAL 3D RENDERING

15053: MAGNOLIA
FORT WORTH, TEXAS
HUDGINS CO.
09/14/17

EXHIBIT 'C-2'

